

PERMANENT BUILDING COMMITTEE
Minutes – September 1, 2010

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Craig Blake, Bill Braun, Bruce Ey, Tom Joyner, and Associate Gifford Perry. Also present: Building Inspector Jim Kelly.

The meeting was called to order at the Flynn Building at 7:30 p.m.

Minutes The minutes of July 14, 2010 were approved.

Noyes Solar Grant Mr. Melnick reported that the attachment area at the Noyes School was steel frame with gypsum, not wood as originally thought. Therefore, it will be necessary to have a certification from the structural engineer under contract with New England Breeze as to fastening the system to the roof and load capacity in order to complete the building permit application.

As New England Breeze did not complete the filing for rebate, Mr. Melnick processed the paperwork with the Town Manager's signature. As New England Breeze expressed reluctance to order the component parts without assurance of the availability of rebates, Mr. Braun agreed to contact the grant agency (CEC) to ascertain whether the rebate application would be considered due to the nature of the project. The proposed installation schedule, which is not expected to interfere with School operations, is October 8 through 11.

Fairbank Solar Projects Mr. Melnick reported on his project progress meeting with BLW Engineers attended by Mr. Morrison and Mr. Kelly at Fairbank. As the costs for these projects were estimated without contingency, it was determined that only the solar photovoltaic (PV) project could be bid with an alternate. Therefore it was determined that the deduct alternate stated in the bid package would be a system design capacity reduction of 25% more or less. Mr. Melnick reported that the final technical specifications and plans would be available in the next week. Ms. Jones reported that the "front end" complete with grant requirements (federal and state) has been completed.

Hosmer House AC Project Mr. Joyner reported that the contract has been executed and the submittals have been forwarded for his review. Mr. Joyner will also contact Mr. Hill, the Historical Commission Project Manager as to the Building Inspector's requirement that a building permit be issued for the project.

Town Hall Vault Mr. Joyner will be reviewing the technical documents and will coordinate with Ms. Jones on completion of the "front end" of the bidding documents. Mr. Joyner will also check on the fireproofing company's status as to the State's bid list which would determine whether a Purchase Order would be issued as originally thought or whether the fireproofing portion would have to be bid.

DPW Wash Bay Mr. Ey reported that DPW Director Place has reconsidered use of an ozone generator and desires its inclusion pending budget considerations. Mr. Ey is in the process of obtaining suitable specifications of the system desired for bidding purposes.

Roof Study Draft reports from Russo Barr will be distributed to members this week. In accordance with the contract, the first invoice was approved for payment. In regard to Fairbank Roof, the recommendation was for a membrane roofing material at a cost of \$150,000. However, it was noted that the area recommended in the report was more than originally proposed in the capital budget to be re-shingled. This will be discussed with Mr. Russo.

MSBA Green Repair Program Mr. Melnick reported that the Massachusetts School Building Authority has funding available for roof, boiler, and window replacement. It is believed that the boiler replacement also included the associated HVAC system components. The Sudbury Public Schools (SPS) must file a Statement of Interest by late September with the MSBA which must have approval of the Board of Selectmen. If the MSBA approves the project, the Town would be eligible for 35.42% reimbursement. The current MSBA deadline for project completion is December 31, 2011. Given that the Annual Town Meeting has been moved to May, it may be necessary for funding to be approved at a Special Town Meeting and ballot question at an earlier date which would allow design and bidding completion for construction commencement at the close of school.

Mr. Melnick is assisting SPS with the technical portion of the document required. As the roof at Noyes, or a portion thereof, has been under consideration for repair/replacement by the Schools for near time capital funding and has been included in the roof study, this MSBA Program would provide financial impetus to do the project. In order to obtain data pertaining to the window condition at Noyes, Russo Barr, a qualified building envelope specialist, was requested to submit a proposal to perform an investigation, corrective recommendations, and an associated budget construction estimate. The PBC approved the Russo Barr August 26, 2010, proposal submitted at a lump sum fee of \$1,500, funding approved from the balance remaining in STM89/5 with the concurrence of the Schools.

As BLW Engineers, Inc. had performed mechanical and electrical engineering services on previous Noyes School construction projects, a proposal was solicited relative to boiler evaluation. The PBC approved the BLW August 25, 2010 proposal at a cost of \$1,800, funding approved from the balance remaining in STM89/5 with the concurrence of the Schools.

Both the Russo Barr and BLW reports are due on Friday. Jeff Beeler, a member of the School Committee and Green Committee has requested a PBC recommendation on the various projects. Mr. Morrison of the Green Committee will develop pay back projections for the PBC's consideration once he has obtained the reports.

Library Surge Protector Replacement At the request of the Library Director, after equipment failure during a recent lighting strike, Mr. Blake and Mr. Joyner both recommended that the surge protector be replaced with one which offers greater

protection than that which previously existed. Mr. Blake cautioned that it must be wired correctly to a good ground. Mr. Blake will follow-up with the Library Director.

Meeting Schedule The next meeting was scheduled for Wednesday, September 8, at 7:30 p.m., pending Mr. Russo's ability to attend to discuss the roof study and Noyes window replacement evaluation.

There being no further business, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Elaine L. Jones